

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 6, 2015 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Everett, Brady, Somers
Alternates Present: Levenson
Absent: Nault, Brewer
Staff: Vandenbosch, Galetta

Chairperson Moriarty called the meeting to order at 7:05 p.m. and sat Levenson as a voting member.

MOTION: To waive the reading of the hearing procedure.

Motion made by Levenson, seconded by Brady, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 15-33 – 15 ½ Water Street; Judith Caracausa, owner/applicant; Addition & Renovations. PIN #261918307079 0011 – Continued

This applicant was not present for the public hearing.

HDC 15-35 – 3 Fort Rachel Place; Comet Holdings LLC, owner; William Middleton, applicant; Add deck, door, shutters & flower boxes. PIN #261918306772

William Middleton presented to the Commission on behalf of Comet Holdings LLC, owner of 3 Fort Rachel Place. The applicant explained that a porch was previously approved for the north side of the building. This application is to propose the addition of a deck on top of the porch with an access door from the second floor. In addition to this he is also proposing shutters and flower boxes made from composite. The shutters will be sized to cover the windows but will be fixed to the building. Flower boxes will be intricately detailed and permanently affixed to the structure.

The following exhibits were presented:

- Elevation drawings

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:11 p.m.

HDC 15-36 – 27 Pearl Street; Virgil Huntley, owner; Leo Roche, applicant; Replace windows. PIN #261918319958

Leo Roche, of Fishtown Road, Mystic, presented to the Commission regarding 27 Pearl Street which he is in the process of buying. It is currently owned by Virgil Huntley. The applicant is seeking permission to replace the windows on the house with Silverline 8600 vinyl clad windows. This is the same type of window currently installed. The existing windows have varying grill designs. The new replacement

windows will all be two over two, true divided light with the dividers affixed to the windows.

The following exhibits were presented:

- Photographs
- Plot Plan
- Street card
- Window specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:15 p.m.

HDC 15-37 – 1 Bank Street; Patrick Roche, owner; Leo Roche, applicant; Replace windows. PIN #261918305972

Leo Roche presented to the Commission for his brother Patrick Roche who is the owner of 1 Bank Street. He would like to replace the windows of his home with Silverline 8600 true divided light windows. All of the replacement windows will be six over six.

The following exhibits were presented:

- Window specs
- Photographs
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:19 p.m.

HDC 15-38 – 18 Bank Street; Mitchell Favreau, owner; Thomas Buxton, applicant; Exterior renovations. PIN #261918316464

Thomas Buxton of T.F. Buxton, Ltd, presented to the Commission regarding 18 Bank Street which is owned by Mitchell Favreau. He reviewed the three specific elevations that are involved in the project. Starting with the south end where the bay window is, the roof below the bay will be repaired. The bay will be reconstructed, a window installed, a membrane roof installed, and clapboarding and trim replaced. On the east elevation a window will be removed and replaced with a French door and a window will be added on the second floor. On the west elevation a front porch will be reconstructed. Additionally, windows will be replaced and gutters installed. The proposed windows are Marvin Ultimate and are similar to those existing. An electrical box and mast head will mostly likely be relocated which was a cause of concern for the Commission. Staff noted that the utility company typically determines where the meter is installed and may overrule any HDC jurisdiction.

The following exhibits were presented:

- Photographs
- Elevation drawings

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:36 p.m.

Public hearing portion of the meeting was closed at 7:37 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-33 – 15 ½ Water Street

MOTION: To continue the public hearing to the next regularly scheduled meeting.

Motion made by Moriarty, seconded by Somers, so voted unanimously.

HDC 15-35 – 3 Fort Rachel Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2011

HDC 15-36 – 27 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2012

HDC 15-37 – 1 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2013

HDC 15-38 – 18 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2014

III. PRE-APPLICATION HEARINGS

Adam Young, a pastry chef at The Ocean House in Westerly, RI and Gregg Fedus, of Fedus Engineering, appeared before the Commission regarding retail space at 5 Water Street. The applicant is interested in opening a retail and wholesale bakery shop at this location, which was formerly an optical shop. Before signing a lease for the property, Young is here to discuss some exterior renovations that will be necessary for his business. He is proposing to add a walk-in cooler in the parking area. The plan is to restripe the parking lot to leave an open area for access to the coolers. There will be a lot line agreement with the adjacent property. Additionally, the coolers may need to be elevated because of the flood zone. There are a number of different designs to choose

from and several were discussed with the Commission. A trash enclosure is planned for the back parking lot as well. This will be fenced in a fashion similar to the Emporium trash enclosure and include the walk-ins. He is also considering adding a roof to the enclosure. Commercial HVAC/hood ducts are required and there are low profile ways in which to install the vents. The final detail discussed were propane tanks that can be installed underground or above ground. Staff noted some setback requirements for the tanks and clarified the height limitations for an accessory structure. The Commission noted that the building was built in 1999 and does not have a great deal of historic value at this time. They also requested a material list, dimensions, and visual exhibits for the public hearing.

Commissioner Todd Brady recused himself and appeared before the Commission on behalf of Factory Square LLC, owner of 12 Water Street. Specifically up for discussion is Building E, in the front, which houses the Voodoo Grille and the former Zhang's. The applicant is proposing to remodel the fenestration pattern on the front of the building. The plan is to redo the front in brick with industrial looking windows that will act as garage doors that can actually open up. The idea is to bring the outside in and show potential patrons what is going on in the building. The current fenestration is not working and is not conducive to business, particularly as a restaurant location. This will be a significant change to the front of the building and more in tune with what other restaurant locations in the area are doing. The doors will be opened in the summertime to make more use of the courtyard. Staff noted that the health department may have rules about screening the windows. Brady stated that the owners will have hurricane shutters built but the location is not in a flood zone. Staff noted that under the new rules the building would be out of the wind born debris zone as well.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF September 1, 2015 and September 15, 2015

MOTION: To approve the minutes of September 15, 2015 and to postpone approval of the minutes of September 1, 2015 to next the public hearing.

Motion made by Moriarty, seconded by Everett, so voted unanimously. 3, 0, 1 (Somers)

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:16 p.m. made by Everett, seconded by Brady, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II